



AGENDA

Site Development Review Committee
Regular Meeting
Tuesday – April 25, 2006 @ 10:00 a.m.
Council Chambers, Bryan Municipal Building

WORKSHOP: (SDRC Members Only) THE SDRC WORKSHOP WILL BE HELD IN A DIFFERENT LOCATION THIS WEEK BECAUSE ROOM 305 HAS BEEN RESERVED FOR ANOTHER EVENT. PLEASE MAKE NOTE OF THE NEW LOCATION:

Development Services Department, First Floor Conference Room #1, Bryan Municipal Building @ 9:30 a.m.

NEW APPLICATIONS:

- 1. Special Use License. SU06-02. 2950 N Traditions Drive.** This is a request to allow a stone retaining wall, concrete driveway & sidewalk, a sprinkler system, and plantings to encroach onto public right-of-way. The proposed improvements are for site access and aesthetics. This property is located approximately 300 feet east of the intersection of North Traditions Drive and Traditions Blvd (2950 N Traditions Drive).
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Not Listed/Jefferson Christian Custom Homes/Not Listed
SUBDIVISION: Traditions-Phase 9
- 2. Master Plan. MP06-05. Austin's Estates-Phases 1-5.** This is a master plan showing the proposed residential development of 282.9 acres. This property is located along Austin's Estates Drive near Old Reliance Rd.
CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: 88 Joint Venture/ Same as Owner/Kling Engineering
SUBDIVISION: Austin's Estates
- 3. Final Plat. FP06-06. Angels Gate Subdivision-Phase 1.** This is a plat proposing 52 lots consisting of 11.339 acres for residential development. This property is located east of the intersection of Palasota Drive and McArthur Street (1620 Cassib Street).
CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: Habitat for Humanity/Same as Owner/Kerr Surveying
SUBDIVISION: Angels Gate Subdivision
- 4. Final Plat. FP06-07. Briarcrest Northwest-Phase 4.** This is a plat proposing 11 lots consisting of 2.89 acres for residential development. This property is located on Lochinvar Street, near intersection of Lochinvar Street and Broadmoor Drive.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: Samuel Harrison/Same as Owner/McClure & Browne
SUBDIVISION: Briarcrest Northwest

5. **Final Plat. [FP06-08](#). Austin's Estates-Phases 4A & 4B.** This is a plat proposing 31 lots consisting of 49.55 acres for residential development. This property is located along Austin's Estates Drive near Old Reliance Rd.
CASE CONTACT: Beth Wilson (CEK)
OWNER/APPLICANT/AGENT: 88 Joint Venture/ Same as Owner/Kling Engineering
SUBDIVISION: Austin's Estates
6. **Replat. [RP06-08](#). 219 N Harvey Mitchell Pkwy.** This is a request to refigure Lots B4 and B5 of Block B in the Rockwood Park Subdivision. This property is located approximately 400 feet south of the intersection of N Harvey Mitchell Pkwy and Cedarwood Drive (219 N Harvey Mitchell Pkwy).
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: J.W. Chism/ Same as Owner/Garrett Engineering
SUBDIVISION: Rockwood Park Subdivision
7. **Vacating Plat. [VP06-01](#). Stovall-Angels Gate Subdivision.** This is a request to vacate 6 residential lots along Cassib Street in order to incorporate these lots into Phase 1 of the Angels Gate Subdivision. Three lots are located west of the intersection of Myrtle and Cassib Streets, and three lots are located east of the intersection of Stovall and Cassib Streets (1620 Cassib Street).
CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: Habitat for humanity/Same as Owner/Kerr Surveying
SUBDIVISION: Stovall Addition

REVISIONS: (May not be distributed to all members)

1. **Site Plan. [SP05-55](#). Tejas Center Starbuck.** This is a site plan proposing 1,449 sf of retail lease space and a new Starbuck's café (1,762 sf). This property is located at the east corner of South Texas Avenue and East Villa Maria Road, in the Tejas Center.
CASE CONTACT: Stephan Gage (RPR)
OWNER/APPLICANT/AGENT: Tejas Center, Ltd/ John Culpepper/M.L. Hammons
SUBDIVISION: Tejas Center Subdivision
2. **Replat. [RP06-06](#). Shady Oaks Subdivision.** This is a revised request to increase the number of lots for residential use. This property is located west of the intersection of Cottonwood and Hickory streets (1704 Cottonwood).
CASE CONTACT: Martin Zimmermann (RPR)
OWNER/APPLICANT/AGENT: Patrick Dixon/Adam Wallace/Dante Carlomagno
SUBDIVISION: Shady Oaks
3. **Replat. [RP06-05](#). 1409 Palasota.** This is a revised request to reduce the number of lots in a planned development from approximately 7 1/3 lots to 2 lots for proposed commercial expansion. This property is located at the northwest corner of the intersection of Palasota and Beck streets (1409 Palasota).
CASE CONTACT: Stephan Gage (CEK)
OWNER/APPLICANT/AGENT: Attiq Khan/Same as Owner/Kerr Surveying
SUBDIVISION: Woodlawn Addition

4. **Master Preliminary Plan. [MP06-03](#). Whispering Hills Subdivision.** This is a revised master preliminary plan proposing 300 lots consisting of 87.318 acres for residential and non-residential development as part of a planned development subdivision. This property is located along SH 47 near the intersection of SH 47 and West Villa Maria Road.

CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: Ron Lightsey/ Ron Lightsey/Joe Schultz
SUBDIVISION: Whispering Hills Subdivision

5. **Preliminary Plan. [PP06-03](#). Austin's Estates-Phases 4A & 4B.** This is a revised plan proposing 31 lots consisting of 49.55 acres for residential development. This property is located along Austin's Estates Drive near Old Reliance Rd.

CASE CONTACT: Beth Wilson (RPR)
OWNER/APPLICANT/AGENT: 88 Joint Venture (Mark Carrabba)/Same as Owner/ Kling Engineering
SUBDIVISION: Austin's Estates